

HOUSING NOW

Hamilton and Brantford CMAs



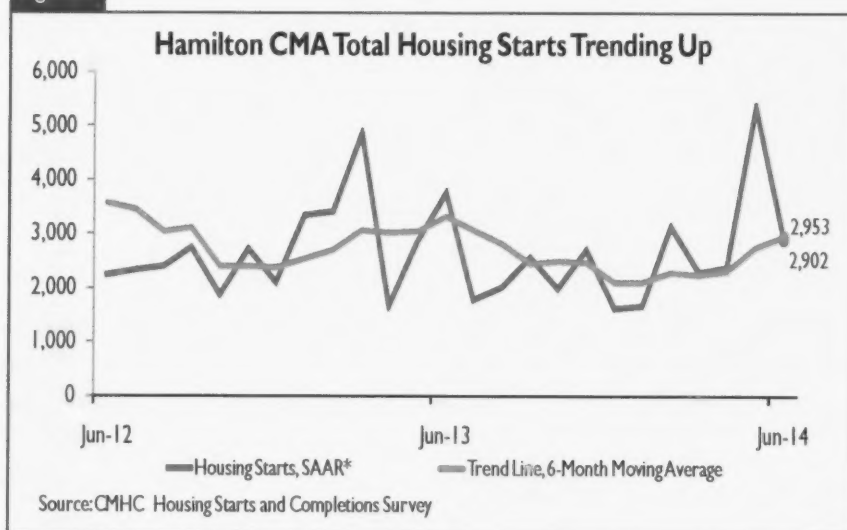
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2014

Hamilton CMA Highlights

- Hamilton housing starts trending up.
- Strong townhouse construction.
- Higher existing home sales in the second quarter.

Figure 1

* SAAR¹: Seasonally Adjusted Annual Rate.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New Home Market

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending higher at 2,953 units in June compared to 2,738 units in May. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend in Hamilton CMA total housing starts increased for the third consecutive month in June 2014. Some builders responded to the demand coming from a tight existing home market.

A tight resale market combined with a lower supply of affordable homes on the existing home market, is putting pressure on home buyers to buy new. Townhouse starts were up in the Cities of Hamilton and Burlington, suggesting that those buying in the affordable price ranges are turning to this ground oriented home type. First-time homebuyers are looking for affordable home types, such as condominiums and townhouses. Meanwhile, single-detached construction was remarkably strong in the Township of Grimsby, increasing for the fourth consecutive month in June 2014. Land availability and relatively lower price points have supported single-detached housing construction in Grimsby.

The more volatile SAAR measure of housing starts in Hamilton CMA decreased in June, reflecting weaker apartment construction in the City of Burlington. More specifically, Burlington's actual apartment starts numbers moved to 78 units in the first six months of 2014, down from a record level of 502 units during the same period in 2013. It is not uncommon to see such a big change in apartment starts, as this segment is volatile. This makes it very difficult to capture the trend in apartment starts

using the SAAR measure or actual numbers. Higher apartment starts in 2013 will result in higher apartment completions this year.

The seasonally adjusted total number of residential building permits fell for a second straight month in May 2014. Building permits measure construction intentions and can serve as a gauge of future housing starts. The May decline in Hamilton's residential building permits was broad based. Permits were down 59 per cent and 14 per cent in the multi-unit segment and single-detached homes respectively. The total number of homes under construction in Hamilton reached 2,922 units, which is above the five-year average of 2,615 units. This helped explain the drop in building permits, as cautious developers delaying some residential construction projects to ensure the absorption of the higher number of housing units under construction.

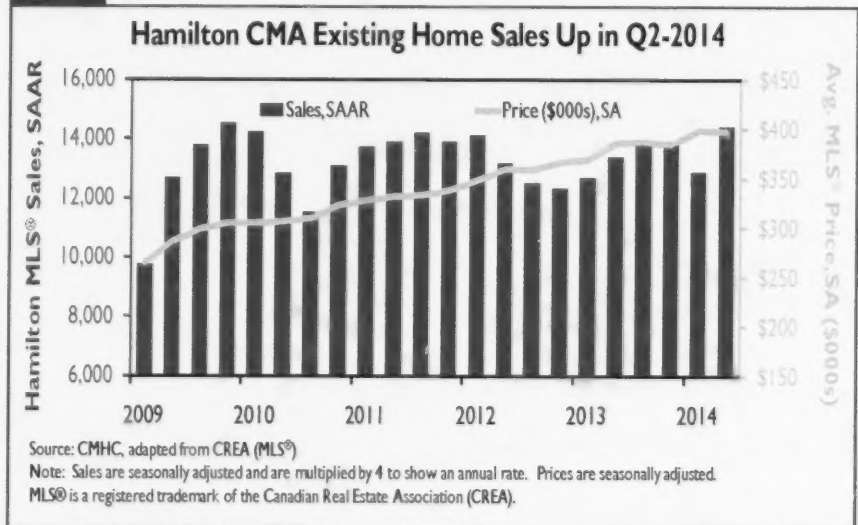
Hamilton's New Housing Price Index (NHPI) increased by 1.9 per cent in May 2014 compared to the same month in 2013. This May marked

the smallest gain in the NHPI since September 2012, despite the higher material costs and a tight existing home market. Historically, fewer new listings on the existing home market have encouraged some buyers to meet their needs in the new home market. The current tight resale market condition has not translated into a strong average new home price increase largely due to compositional effects.

Existing Home Market

On a seasonally adjusted basis, existing home sales in Hamilton CMA increased significantly in the second quarter of 2014, following a contraction in the first quarter of the year. At 7,436 units, existing home sales for the first six months of 2014 were up 5.3 per cent from the same period in 2013. Out-of-town buyers supported strong existing home sales in Hamilton, largely due to a wider average home price gap between Hamilton and the Greater Toronto Area (GTA). Some buyers have moved to Hamilton while commuting to work in Toronto. According to the 2011

Figure 2



census data, the 25 to 44 age group in Hamilton has a higher proportion of persons who spent more than 45 minutes commuting to work. This age group has a higher proportion of first-time buyers who are typically more sensitive to house price changes (than in any other age group).

On a seasonally adjusted basis, the number of new listings increased by 15 per cent in the second quarter of 2014 compared to the previous quarter. Essentially, the supply of existing homes grew faster than the number of sales. As a result, the seasonally adjusted average home price declined slightly, following a sharp increase in the first quarter 2014. On a year-over-year basis, however, the unadjusted average home price in Hamilton was up four per cent from the second quarter

of last year. In line with the MLS® average home price data, the Teranet-National Bank House Price Index™ for Hamilton, which uses statistical techniques to control for changes in the types and quality of homes sold over time, increased by 7.3 per cent in June 2014 compared to June 2013.

Hamilton's resale home market remains tight. The sales-to-new-listings ratio (SNLR) was 70 per cent in the second quarter, suggesting a sellers' market. The SNLR has been at or above 70 per cent since the second quarter of 2013. The SNLR is an indicator of price pressure in the existing home market. A sales-to-new-listings ratio above 60 per cent is associated with a sellers' market. In a sellers' market, home prices generally rise more rapidly than overall inflation. A sales-to-new-listings ratio below 40

per cent has historically accompanied prices that are rising at rates less than inflation, a situation known as a buyer's market. When the sales-to-new-listings ratio is between these two thresholds, the market is said to be balanced. New listings are a gauge of the supply of existing homes coming onto the market, while sales are a proxy for demand.

On a year-over-year basis, existing home sales were up in eight of Hamilton's 12 local markets in the second quarter 2014. The largest increases were in Dundas, followed by Stoney Creek, Grimsby and Hamilton East. Conversely, Ancaster, Flamborough, Waterdown and Hamilton Centre posted the largest declines in the number of sales.

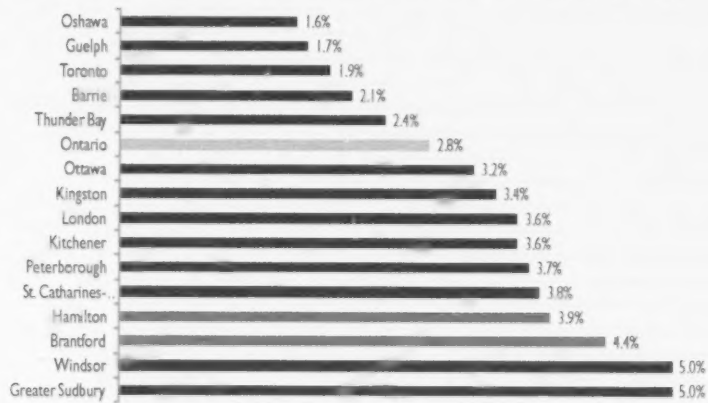
Higher Apartment Vacancy Rates in Hamilton and Brantford

Renters have plenty of homes to choose from, according to Canada Mortgage and Housing Corporation's (CMHC) spring 2014 Rental Market Survey. The Hamilton Census Metropolitan Areas (CMA) average apartment vacancy rate reached 3.9 per cent in the spring of 2014, up from 3.7 per cent in the spring of 2013. The Brantford CMA average apartment vacancy rate increased to 4.4 per cent in the spring of 2013.

Notable factors putting upward pressure on vacancy rates in Hamilton include: weak job growth among the prime renting age (those between the ages 18 and 24). Strong full-time employment growth among the 25 to 34 age group encouraged some renters to vacate their rental units and move into homeownership. According to the 2011 census data from Statistics Canada, a higher proportion of persons in the 25 to 34 age group were first-time home buyers (than in any other age group).

Figure 3

Ontario-CMAs Rental Apartment Vacancy Rates in Spring 2014



Source: CMHC - Spring 2014 Rental Market Survey

In line with a higher average vacancy rate, the fixed sample two-bedroom apartment rent in Hamilton grew at a slower pace of 2.8 per cent, from 3.1 per cent in the spring of 2013. In Brantford, the fixed sample two-bedroom apartment rent was up 2.4 per cent, from 2.9 per cent in the spring of 2013.

For detail data on CMHC-Spring 2014 Rental Market Survey (Ontario Highlights) [click here](#)

Brantford CMA Highlights

- Brantford housing starts trending up.
- Strong performance in single-detached housing starts.
- Existing home sales were up.

New Home Market

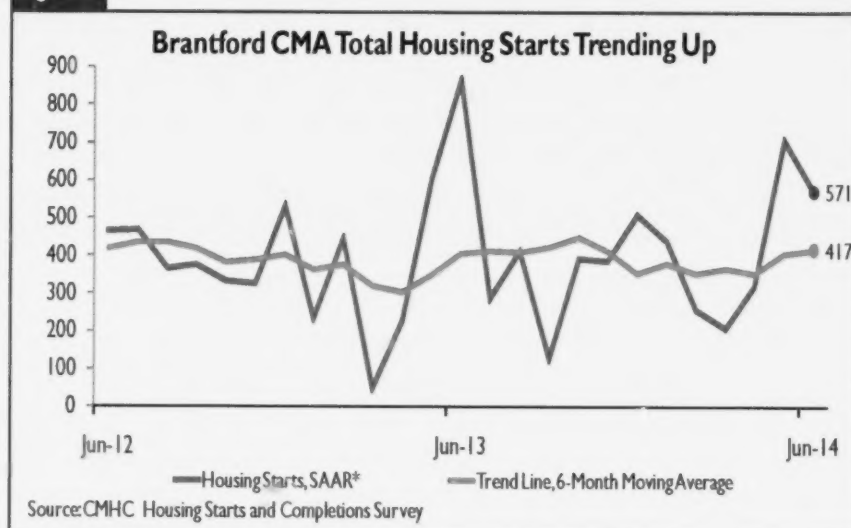
Housing starts in the Brantford Census Metropolitan Area (CMA) were trending up at 417 units in June compared to 406 units in May, suggesting that the housing market in Brantford continued stabilizing after a particularly harsh winter that slowed residential construction across much of the country. The trend in Brantford CMA total housing starts increased for the second consecutive month in June 2014.

Single-detached housing starts, which are less volatile than multi-unit homes and therefore a better indicator of the trend in residential construction, reached their highest monthly level since January 2009. Homebuyers coming from more expensive neighbouring municipalities supported strong single-detached housing construction in Brantford. The rise in the number of single-detached starts suggests that the move-up buyer segment in Brantford is becoming increasingly active. No apartment and semi-detached housing starts occurred anywhere in the Brantford CMA in June 2014.

Existing Home Market

On a seasonally adjusted basis, existing home sales in the Brantford CMA were up in the second quarter of 2014 compared to the previous

Figure 4



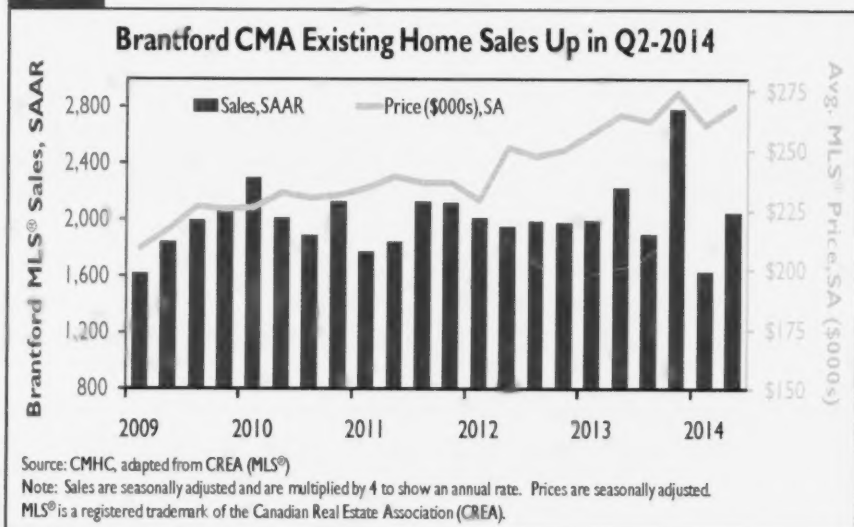
* SAAR¹: Seasonally Adjusted Annual Rate.

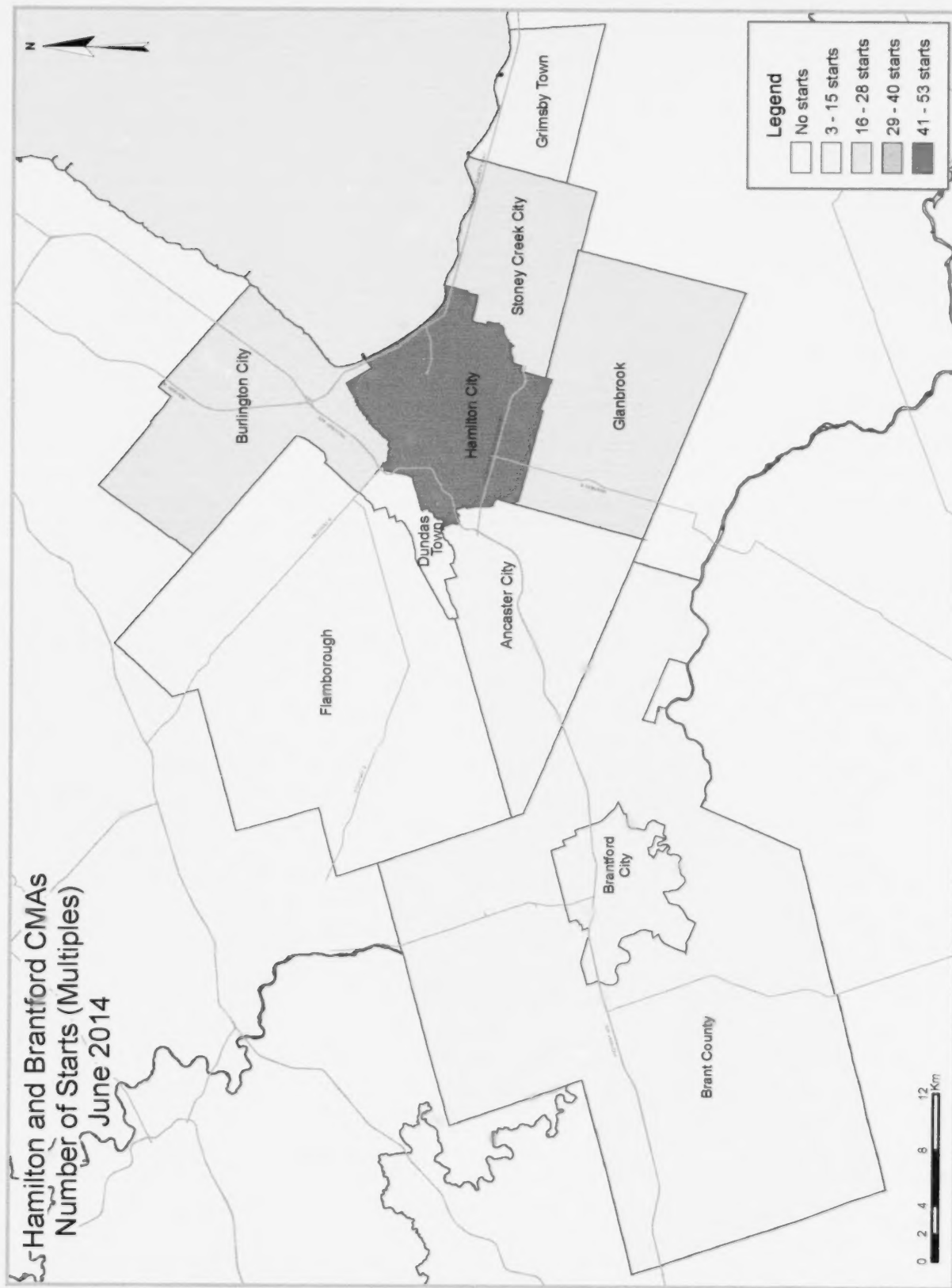
quarter. Many of the forces which have bolstered existing home sales in the Hamilton CMA this second quarter, such as low mortgage rates, improving economy and surging in-migration, have produced similar results in the Brantford CMA.

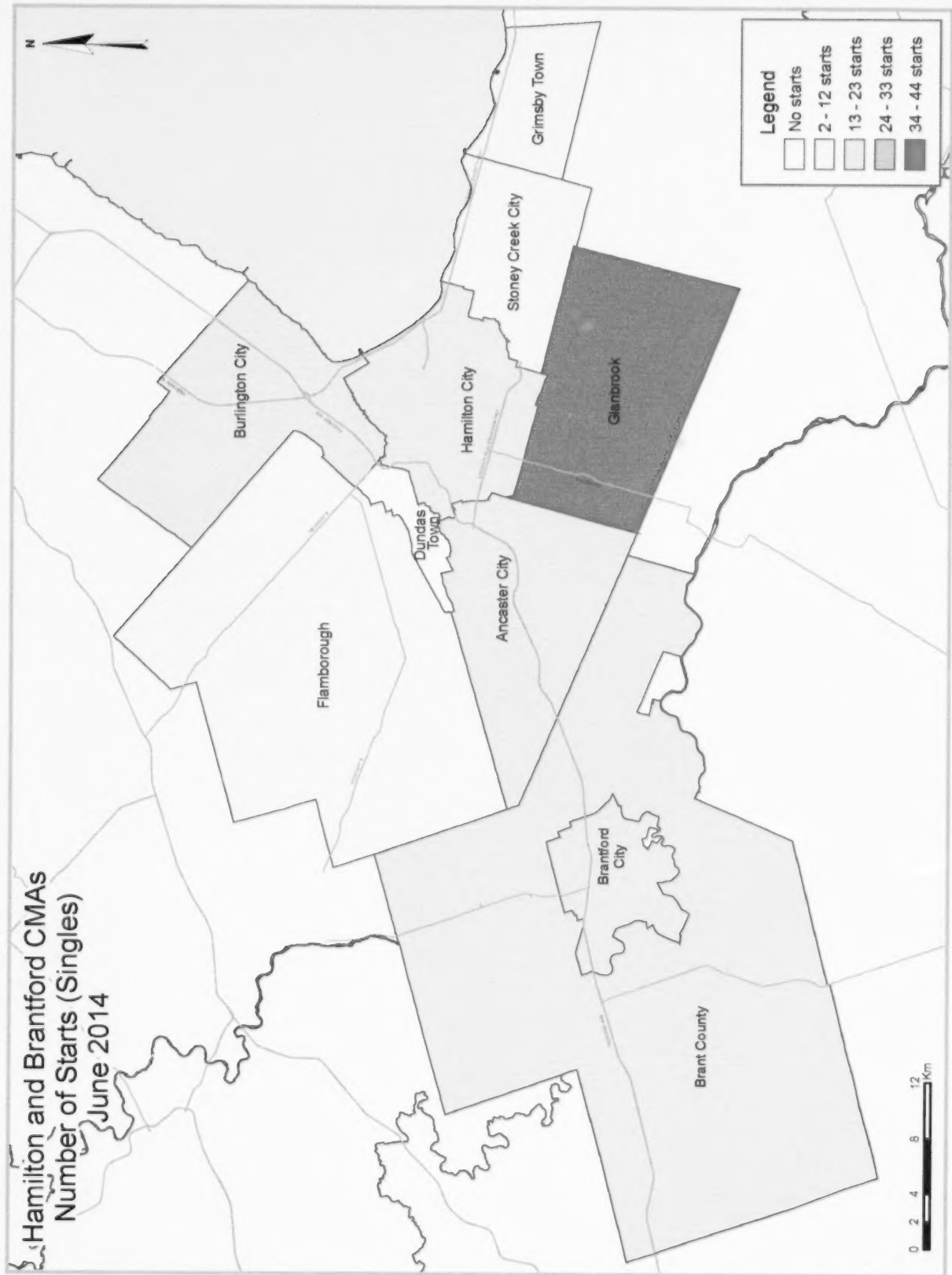
The number of existing home sales outpaced the number of new listings.

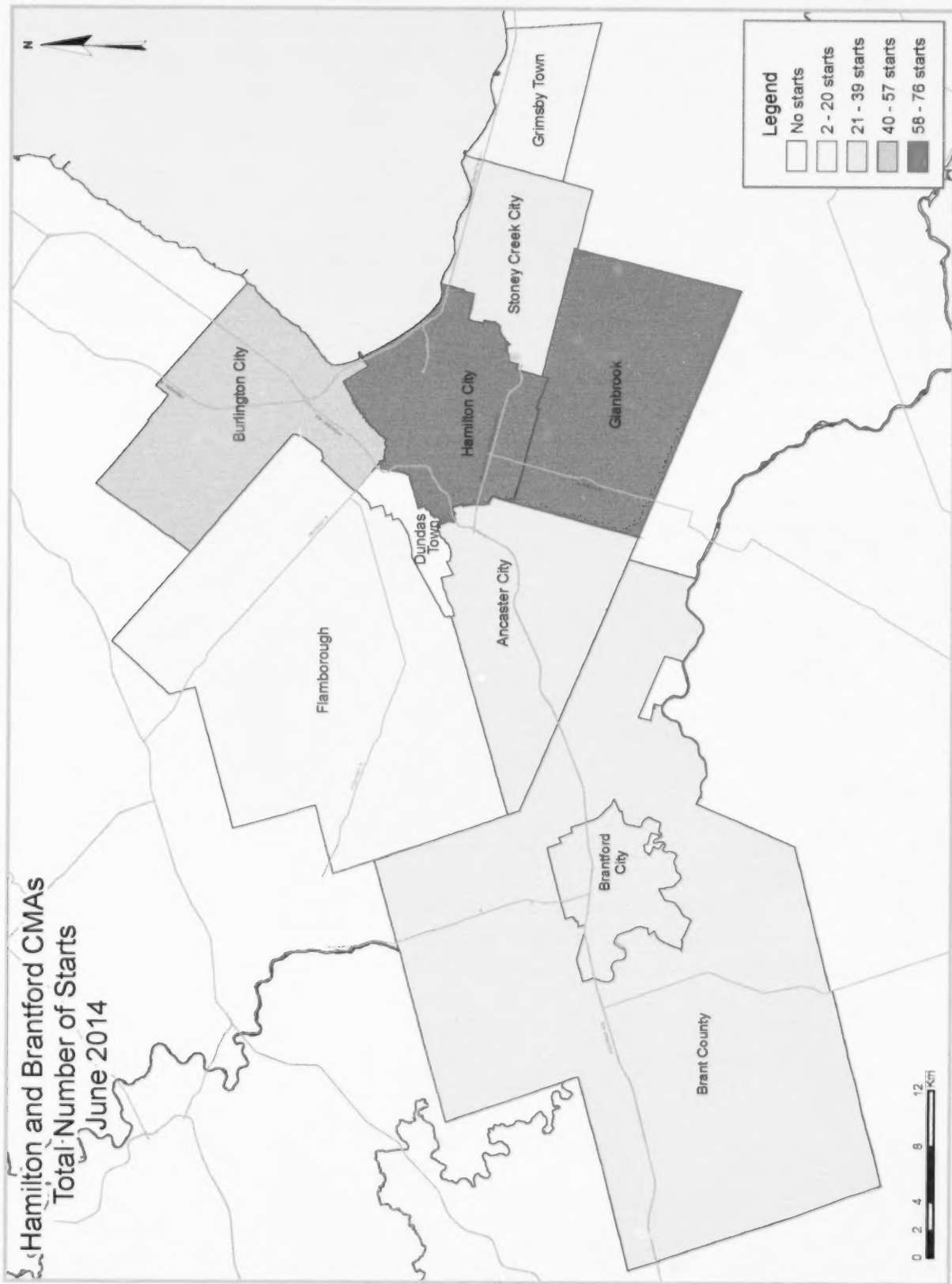
As a result, the average home price increased in the second quarter, following a decline in the first quarter. Home ownership affordability remained favourable, as the Brantford CMA continued to attract buyers from the more expensive neighbouring municipalities.

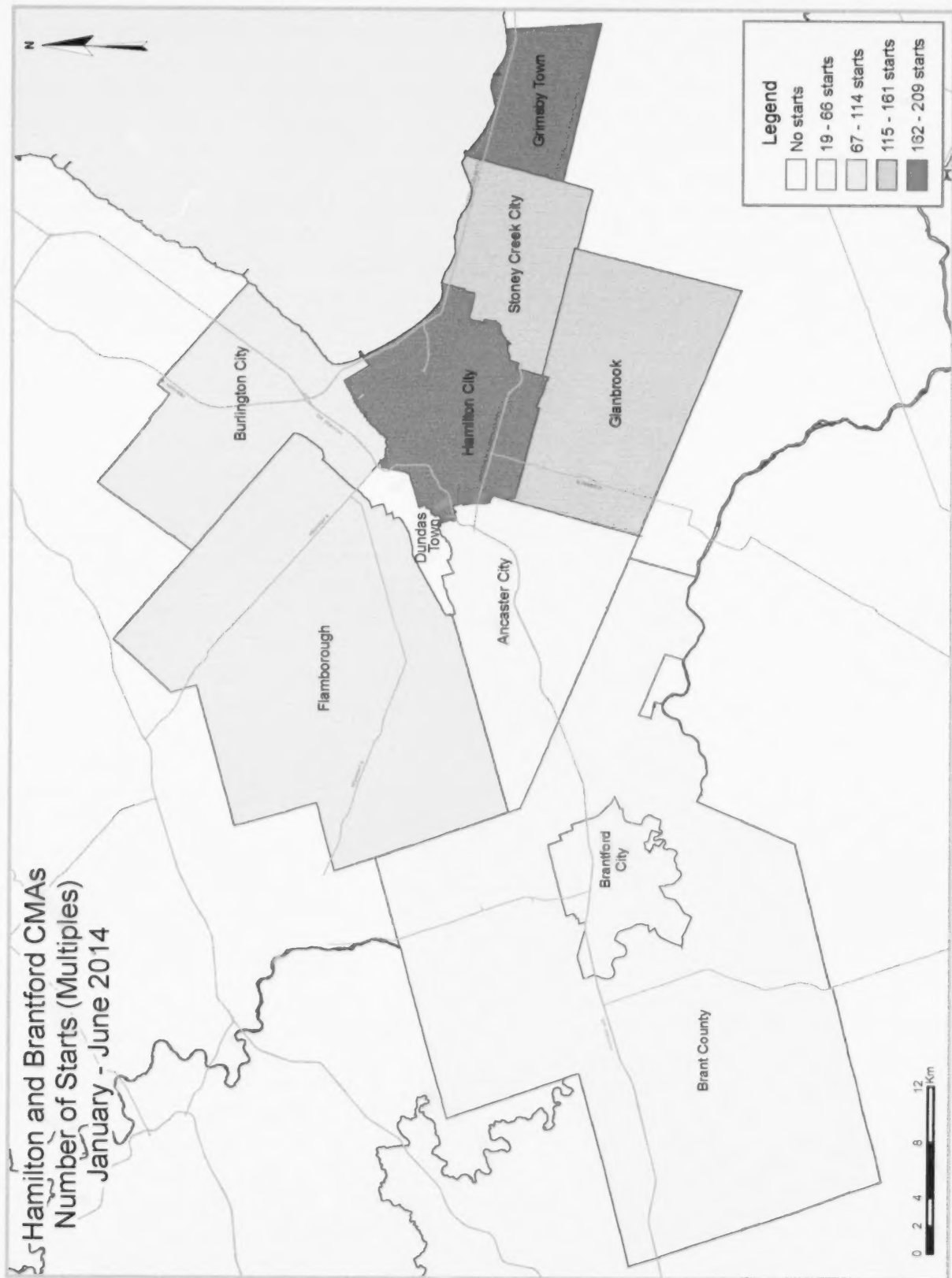
Figure 5

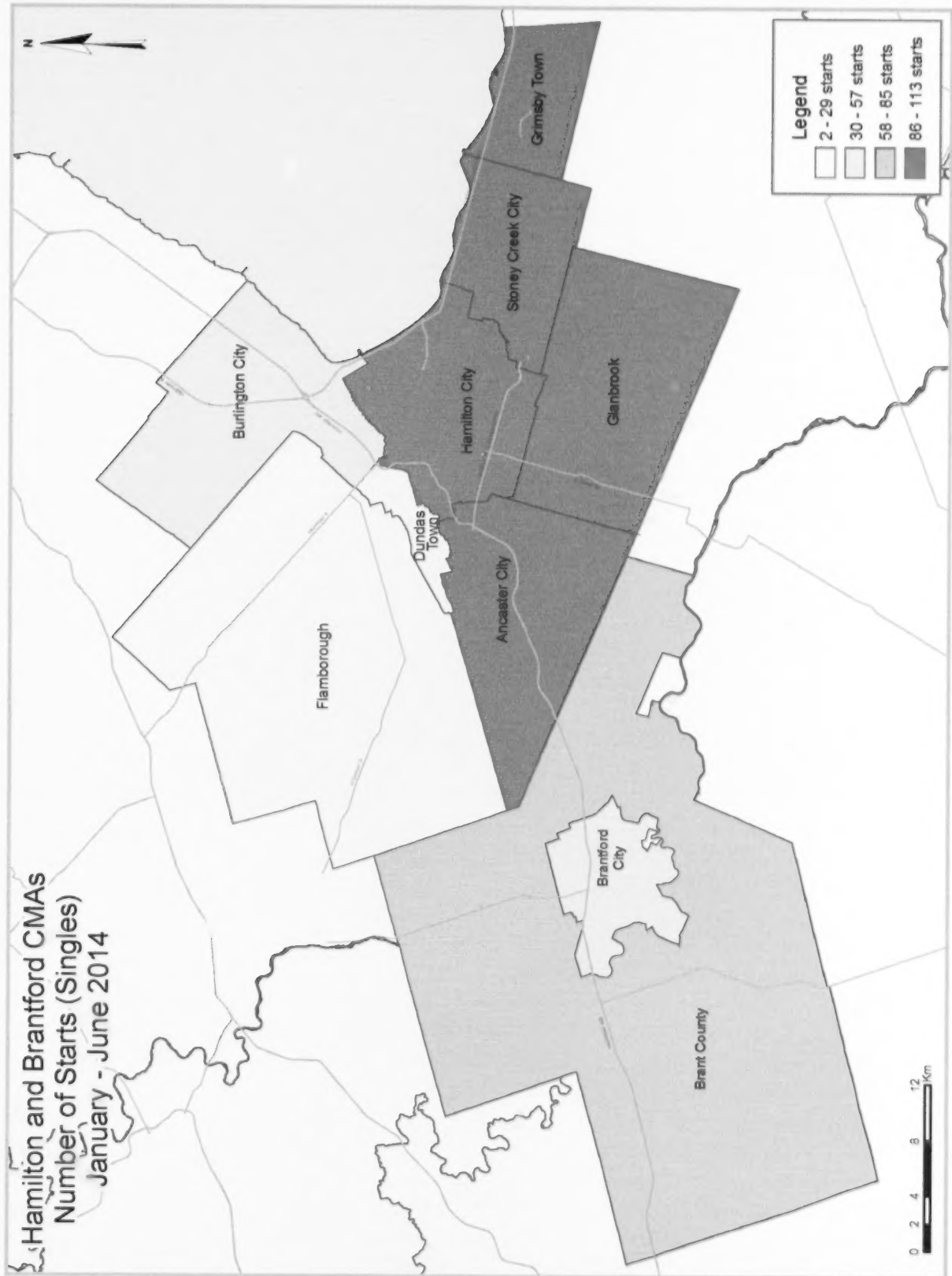


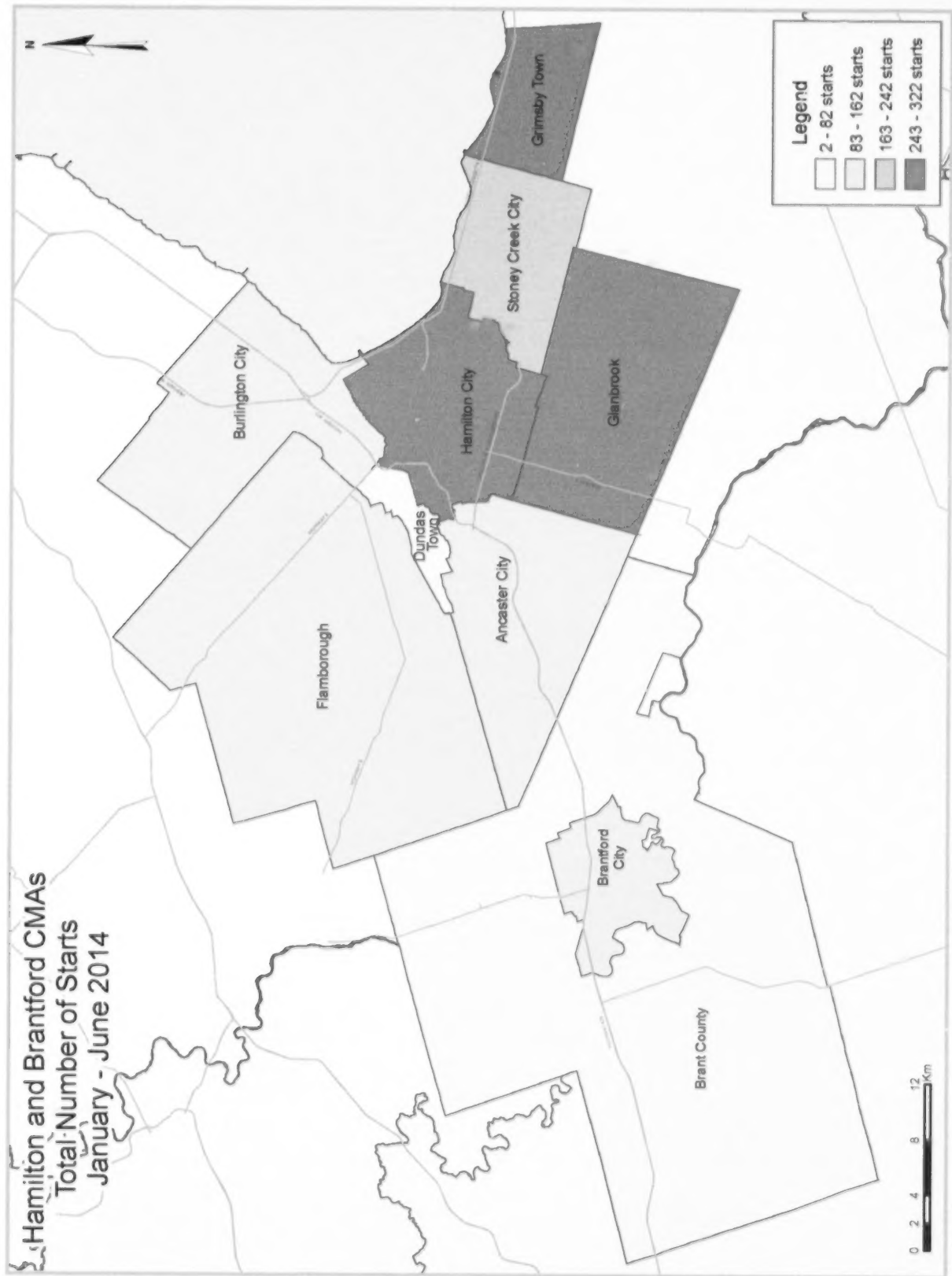












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)**June 2014**

Hamilton CMA¹	May 2014	June 2014
Trend ²	2,738	2,953
SAAR	5,348	2,902
	June 2013	June 2014
Actual		
June - Single-Detached	141	129
June - Multiples	176	131
June - Total	317	260
January to June - Single-Detached	566	558
January to June - Multiples	1,044	901
January to June - Total	1,610	1,459

Table 1b: Housing Starts (SAAR and Trend)**June 2014**

Brantford CMA¹	May 2014	June 2014
Trend ²	406	417
SAAR	706	571
	June 2013	June 2014
Actual		
June - Single-Detached	28	42
June - Multiples	50	18
June - Total	78	60
January to June - Single-Detached	87	111
January to June - Multiples	106	79
January to June - Total	193	190

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2014	128	6	35	1	33	10	0	47	260
June 2013	141	14	17	0	30	0	0	115	317
% Change	-9.2	-57.1	105.9	n/a	10.0	n/a	n/a	-59.1	-18.0
Year-to-date 2014	553	26	426	5	154	175	0	120	1,459
Year-to-date 2013	565	18	249	1	162	331	14	270	1,610
% Change	-2.1	44.4	71.1	**	-4.9	-47.1	-100.0	-55.6	-9.4
UNDER CONSTRUCTION									
June 2014	682	50	560	6	317	648	182	477	2,922
June 2013	692	28	418	7	317	807	182	270	2,721
% Change	-1.4	78.6	34.0	-14.3	0.0	-19.7	0.0	76.7	7.4
COMPLETIONS									
June 2014	89	10	17	0	69	0	0	0	185
June 2013	109	8	32	0	15	0	0	0	164
% Change	-18.3	25.0	-46.9	n/a	**	n/a	n/a	n/a	12.8
Year-to-date 2014	490	60	175	9	128	210	0	2	1,074
Year-to-date 2013	514	38	145	4	146	219	0	0	1,066
% Change	-4.7	57.9	20.7	125.0	-12.3	-4.1	n/a	n/a	0.8
COMPLETED & NOT ABSORBED									
June 2014	79	26	9	2	5	10	n/a	n/a	131
June 2013	61	6	4	1	5	3	n/a	n/a	80
% Change	29.5	**	125.0	100.0	0.0	**	n/a	n/a	63.8
ABSORBED									
June 2014	84	10	11	0	69	0	n/a	n/a	174
June 2013	110	7	32	0	15	5	n/a	n/a	169
% Change	-23.6	42.9	-65.6	n/a	**	-100.0	n/a	n/a	3.0
Year-to-date 2014	482	40	169	9	130	200	n/a	n/a	1,030
Year-to-date 2013	509	35	151	3	150	216	n/a	n/a	1,064
% Change	-5.3	14.3	11.9	200.0	-13.3	-7.4	n/a	n/a	-3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA

June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2014	38	0	0	4	18	0	0	0	60
June 2013	28	2	28	0	20	0	0	0	78
% Change	35.7	-100.0	-100.0	n/a	-10.0	n/a	n/a	n/a	-23.1
Year-to-date 2014	103	2	13	8	26	0	8	30	190
Year-to-date 2013	87	4	64	0	38	0	0	0	193
% Change	18.4	-50.0	-79.7	n/a	-31.6	n/a	n/a	n/a	-1.6
UNDER CONSTRUCTION									
June 2014	160	6	29	8	61	0	8	30	302
June 2013	104	4	84	0	89	3	14	0	298
% Change	53.8	50.0	-65.5	n/a	-31.5	-100.0	-42.9	n/a	1.3
COMPLETIONS									
June 2014	30	2	3	0	4	0	0	0	39
June 2013	27	0	6	0	0	0	0	0	33
% Change	11.1	n/a	-50.0	n/a	n/a	n/a	n/a	n/a	18.2
Year-to-date 2014	107	6	13	0	27	0	0	0	153
Year-to-date 2013	141	8	15	0	21	0	0	0	185
% Change	-24.1	-25.0	-13.3	n/a	28.6	n/a	n/a	n/a	-17.3
COMPLETED & NOT ABSORBED									
June 2014	18	0	2	0	12	0	n/a	n/a	32
June 2013	21	0	4	0	9	0	n/a	n/a	34
% Change	-14.3	n/a	-50.0	n/a	33.3	n/a	n/a	n/a	-5.9
ABSORBED									
June 2014	30	2	5	0	5	0	n/a	n/a	42
June 2013	29	1	4	0	0	0	n/a	n/a	34
% Change	3.4	100.0	25.0	n/a	n/a	n/a	n/a	n/a	23.5
Year-to-date 2014	115	6	27	0	29	0	n/a	n/a	178
Year-to-date 2013	149	8	15	0	26	0	n/a	n/a	212
% Change	-22.8	-25.0	80.0	n/a	11.5	n/a	n/a	n/a	-16.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
June 2014	102	6	25	0	15	10	0	47	205
June 2013	126	14	11	0	24	0	0	0	175
Former Hamilton City									
June 2014	23	6	0	0	0	0	0	47	76
June 2013	38	0	0	0	0	0	0	0	38
Stoney Creek City									
June 2014	11	0	16	0	0	10	0	0	37
June 2013	29	0	0	0	0	0	0	0	29
Ancaster City									
June 2014	22	0	5	0	0	0	0	0	27
June 2013	13	0	0	0	0	0	0	0	13
Dundas Town									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Flamborough									
June 2014	2	0	0	0	0	0	0	0	2
June 2013	6	14	11	0	3	0	0	0	34
Glanbrook									
June 2014	44	0	4	0	15	0	0	0	63
June 2013	40	0	0	0	21	0	0	0	61
City of Burlington									
June 2014	16	0	7	0	18	0	0	0	41
June 2013	13	0	6	0	0	0	0	115	134
Grimsby									
June 2014	10	0	3	1	0	0	0	0	14
June 2013	2	0	0	0	6	0	0	0	8
Hamilton CMA									
June 2014	128	6	35	1	33	10	0	47	260
June 2013	141	14	17	0	30	0	0	115	317
Brant County									
June 2014	19	0	0	4	9	0	0	0	32
June 2013	15	0	0	0	12	0	0	0	27
Brantford City									
June 2014	19	0	0	0	9	0	0	0	28
June 2013	13	2	28	0	8	0	0	0	51
Brantford CMA									
June 2014	38	0	0	4	18	0	0	0	60
June 2013	28	2	28	0	20	0	0	0	78

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
June 2014	517	44	375	0	185	301	182	170	1,774
June 2013	580	28	343	6	187	237	182	0	1,563
Former Hamilton City									
June 2014	116	42	50	0	45	195	168	170	786
June 2013	131	6	41	0	7	195	168	0	548
Stoney Creek City									
June 2014	107	0	46	0	40	64	14	0	271
June 2013	75	8	62	0	33	0	14	0	192
Ancaster City									
June 2014	109	0	30	0	0	39	0	0	178
June 2013	137	0	32	6	11	39	0	0	225
Dundas Town									
June 2014	6	0	0	0	0	0	0	0	6
June 2013	7	0	0	0	0	0	0	0	7
Flamborough									
June 2014	47	0	68	0	28	3	0	0	146
June 2013	85	14	130	0	22	3	0	0	254
Glanbrook									
June 2014	132	2	181	0	72	0	0	0	387
June 2013	145	0	78	0	114	0	0	0	337
City of Burlington									
June 2014	76	6	15	0	42	314	0	307	760
June 2013	93	0	69	0	116	570	0	270	1,118
Grimsby									
June 2014	89	0	170	6	90	33	0	0	388
June 2013	19	0	6	1	14	0	0	0	40
Hamilton CMA									
June 2014	682	50	560	6	317	648	182	477	2,922
June 2013	692	28	418	7	317	807	182	270	2,721
Brant County									
June 2014	65	4	0	8	13	0	0	0	90
June 2013	55	0	0	0	35	3	0	0	93
Brantford City									
June 2014	95	2	29	0	48	0	8	30	212
June 2013	49	4	84	0	54	0	14	0	205
Brantford CMA									
June 2014	160	6	29	8	61	0	8	30	302
June 2013	104	4	84	0	89	3	14	0	298

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket**June 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
June 2014	76	4	8	0	41	0	0	0	129
June 2013	106	8	32	0	15	0	0	0	161
Former Hamilton City									
June 2014	26	4	4	0	14	0	0	0	48
June 2013	12	0	23	0	0	0	0	0	35
Stoney Creek City									
June 2014	5	0	0	0	0	0	0	0	5
June 2013	18	8	5	0	0	0	0	0	31
Ancaster City									
June 2014	26	0	0	0	0	0	0	0	26
June 2013	38	0	0	0	9	0	0	0	47
Dundas Town									
June 2014	1	0	0	0	0	0	0	0	1
June 2013	0	0	0	0	0	0	0	0	0
Flamborough									
June 2014	4	0	0	0	0	0	0	0	4
June 2013	25	0	0	0	0	0	0	0	25
Glanbrook									
June 2014	14	0	4	0	27	0	0	0	45
June 2013	13	0	4	0	6	0	0	0	23
City of Burlington									
June 2014	10	6	3	0	22	0	0	0	41
June 2013	2	0	0	0	0	0	0	0	2
Grimsby									
June 2014	3	0	6	0	6	0	0	0	15
June 2013	1	0	0	0	0	0	0	0	1
Hamilton CMA									
June 2014	89	10	17	0	69	0	0	0	185
June 2013	109	8	32	0	15	0	0	0	164
Brant County									
June 2014	8	0	3	0	4	0	0	0	15
June 2013	7	0	0	0	0	0	0	0	7
Brantford City									
June 2014	22	2	0	0	0	0	0	0	24
June 2013	20	0	6	0	0	0	0	0	26
Brantford CMA									
June 2014	30	2	3	0	4	0	0	0	39
June 2013	27	0	6	0	0	0	0	0	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
June 2014	56	26	3	0	5	0	n/a	n/a	90
June 2013	45	6	4	0	5	0	n/a	n/a	60
Former Hamilton City									
June 2014	4	0	1	0	0	0	n/a	n/a	5
June 2013	6	0	3	0	0	0	n/a	n/a	9
Stoney Creek City									
June 2014	21	26	1	0	0	0	n/a	n/a	48
June 2013	18	5	0	0	0	0	n/a	n/a	23
Ancaster City									
June 2014	13	0	0	0	0	0	n/a	n/a	13
June 2013	5	0	0	0	0	0	n/a	n/a	5
Dundas Town									
June 2014	0	0	0	0	0	0	n/a	n/a	0
June 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
June 2014	2	0	1	0	0	0	n/a	n/a	3
June 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
June 2014	16	0	0	0	5	0	n/a	n/a	21
June 2013	15	1	0	0	5	0	n/a	n/a	21
City of Burlington									
June 2014	11	0	0	0	0	10	n/a	n/a	21
June 2013	11	0	0	0	0	3	n/a	n/a	14
Grimsby									
June 2014	12	0	6	2	0	0	n/a	n/a	20
June 2013	5	0	0	1	0	0	n/a	n/a	6
Hamilton CMA									
June 2014	79	26	9	2	5	10	n/a	n/a	131
June 2013	61	6	4	1	5	3	n/a	n/a	80
Brant County									
June 2014	5	0	0	0	1	0	n/a	n/a	6
June 2013	7	0	0	0	0	0	n/a	n/a	7
Brantford City									
June 2014	13	0	2	0	11	0	n/a	n/a	26
June 2013	14	0	4	0	9	0	n/a	n/a	27
Brantford CMA									
June 2014	18	0	2	0	12	0	n/a	n/a	32
June 2013	21	0	4	0	9	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
June 2014	76	4	8	0	41	0	n/a	n/a	129
June 2013	100	7	32	0	15	0	n/a	n/a	154
Former Hamilton City									
June 2014	27	4	4	0	14	0	n/a	n/a	49
June 2013	12	0	23	0	0	0	n/a	n/a	35
Stoney Creek City									
June 2014	4	0	0	0	0	0	n/a	n/a	4
June 2013	10	7	5	0	0	0	n/a	n/a	22
Ancaster City									
June 2014	26	0	0	0	0	0	n/a	n/a	26
June 2013	37	0	0	0	9	0	n/a	n/a	46
Dundas Town									
June 2014	1	0	0	0	0	0	n/a	n/a	1
June 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
June 2014	4	0	0	0	0	0	n/a	n/a	4
June 2013	26	0	0	0	0	0	n/a	n/a	26
Glanbrook									
June 2014	14	0	4	0	27	0	n/a	n/a	45
June 2013	15	0	4	0	6	0	n/a	n/a	25
City of Burlington									
June 2014	7	6	3	0	22	0	n/a	n/a	38
June 2013	7	0	0	0	0	5	n/a	n/a	12
Grimsby									
June 2014	1	0	0	0	6	0	n/a	n/a	7
June 2013	3	0	0	0	0	0	n/a	n/a	3
Hamilton CMA									
June 2014	84	10	11	0	69	0	n/a	n/a	174
June 2013	110	7	32	0	15	5	n/a	n/a	169
Brant County									
June 2014	8	0	3	0	4	0	n/a	n/a	15
June 2013	11	0	0	0	0	0	n/a	n/a	11
Brantford City									
June 2014	22	2	2	0	1	0	n/a	n/a	27
June 2013	18	1	4	0	0	0	n/a	n/a	23
Brantford CMA									
June 2014	30	2	5	0	5	0	n/a	n/a	42
June 2013	29	1	4	0	0	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**June 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Hamilton CMA	129	141	6	14	68	47	57	115	260	317	-18.0
City of Hamilton	102	126	6	14	40	35	57	0	205	175	17.1
Former Hamilton City	23	38	6	0	0	0	47	0	76	38	100.0
Stoney Creek City	11	29	0	0	16	0	10	0	37	29	27.6
Ancaster City	22	13	0	0	5	0	0	0	27	13	107.7
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	2	6	0	14	0	14	0	0	2	34	-94.1
Glanbrook	44	40	0	0	19	21	0	0	63	61	3.3
City of Burlington	16	13	0	0	25	6	0	115	41	134	-69.4
Grimsby	11	2	0	0	3	6	0	0	14	8	75.0
Brantford CMA	42	28	0	2	18	48	0	0	60	78	-23.1
Brant County	23	n/a	0	n/a	9	n/a	0	n/a	32	n/a	n/a
Brantford City	19	13	0	2	9	36	0	0	28	51	-45.1

Table 2.1: Starts by Submarket and by Dwelling Type**January - June 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	558	566	26	18	580	425	295	601	1,459	1,610	-9.4
City of Hamilton	438	517	26	18	386	303	184	99	1034	937	10.4
Former Hamilton City	113	117	24	2	65	13	120	99	322	231	39.4
Stoney Creek City	93	64	0	2	63	61	64	0	220	127	73.2
Ancaster City	100	107	0	0	30	32	0	0	130	139	-6.5
Dundas Town	2	3	0	0	0	0	0	0	2	3	-33.3
Flamborough	17	90	0	14	88	81	0	0	105	185	-43.2
Glanbrook	113	136	2	0	140	116	0	0	255	252	1.2
City of Burlington	30	31	0	0	34	110	78	502	142	643	-77.9
Grimsby	90	18	0	0	160	12	33	0	283	30	**
Brantford CMA	111	87	2	4	47	102	30	0	190	193	-1.6
Brant County	61	n/a	2	n/a	17	n/a	0	n/a	80	n/a	n/a
Brantford City	50	46	0	4	30	79	30	0	110	129	-14.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Hamilton CMA	68	47	0	0	10	0	47	115
City of Hamilton	40	35	0	0	10	0	47	0
Former Hamilton City	0	0	0	0	0	0	47	0
Stoney Creek City	16	0	0	0	10	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	14	0	0	0	0	0	0
Glanbrook	19	21	0	0	0	0	0	0
City of Burlington	25	6	0	0	0	0	0	115
Grimsby	3	6	0	0	0	0	0	0
Brantford CMA	18	48	0	0	0	0	0	0
Brant County	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	9	36	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	580	411	0	14	175	331	120	270
City of Hamilton	386	289	0	14	64	99	120	0
Former Hamilton City	65	13	0	0	0	99	120	0
Stoney Creek City	63	47	0	14	64	0	0	0
Ancaster City	30	32	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	88	81	0	0	0	0	0	0
Glanbrook	140	116	0	0	0	0	0	0
City of Burlington	34	110	0	0	78	232	0	270
Grimsby	160	12	0	0	33	0	0	0
Brantford CMA	39	102	8	0	0	0	30	0
Brant County	17	n/a	0	n/a	0	n/a	0	n/a
Brantford City	22	79	8	0	0	0	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Hamilton CMA	169	172	44	30	47	115	260	317
City of Hamilton	133	151	25	24	47	0	205	175
Former Hamilton City	29	38	0	0	47	0	76	38
Stoney Creek City	27	29	10	0	0	0	37	29
Ancaster City	27	13	0	0	0	0	27	13
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	2	31	0	3	0	0	2	34
Glanbrook	48	40	15	21	0	0	63	61
City of Burlington	23	19	18	0	0	115	41	134
Grimsby	13	2	1	6	0	0	14	8
Brantford CMA	38	58	22	20	0	0	60	78
Brant County	19	n/a	13	n/a	0	n/a	32	n/a
Brantford City	19	43	9	8	0	0	28	51

Table 2.5: Starts by Submarket and by Intended Market

January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	1,005	832	334	494	120	284	1,459	1,610
City of Hamilton	754	734	160	189	120	14	1,034	937
Former Hamilton City	202	132	0	99	120	0	322	231
Stoney Creek City	130	99	90	14	0	14	220	127
Ancaster City	130	139	0	0	0	0	130	139
Dundas Town	2	3	0	0	0	0	2	3
Flamborough	77	163	28	22	0	0	105	185
Glanbrook	213	198	42	54	0	0	255	252
City of Burlington	37	75	105	298	0	270	142	643
Grimsby	214	23	69	7	0	0	283	30
Brantford CMA	118	155	34	38	38	0	190	193
Brant County	55	n/a	25	n/a	0	n/a	80	n/a
Brantford City	63	114	9	15	38	0	110	129

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Hamilton CMA	89	109	10	8	86	47	0	0	185	164	12.8
City of Hamilton	76	106	4	8	49	47	0	0	129	161	-19.9
Former Hamilton City	26	12	4	0	18	23	0	0	48	35	37.1
Stoney Creek City	5	18	0	8	0	5	0	0	5	31	-83.9
Ancaster City	26	38	0	0	0	9	0	0	26	47	-44.7
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	4	25	0	0	0	0	0	0	4	25	-84.0
Glanbrook	14	13	0	0	31	10	0	0	45	23	95.7
City of Burlington	10	2	6	0	25	0	0	0	41	2	**
Grimsby	3	1	0	0	12	0	0	0	15	1	**
Brantford CMA	30	27	2	0	7	6	0	0	39	33	18.2
Brant County	8	n/a	0	n/a	7	n/a	0	n/a	15	n/a	n/a
Brantford City	22	20	2	0	0	6	0	0	24	26	-7.7

Table 3.1: Completions by Submarket and by Dwelling Type

January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	499	518	60	40	297	289	218	219	1074	1066	0.8
City of Hamilton	434	456	54	38	215	271	8	33	711	798	-10.9
Former Hamilton City	118	103	14	0	31	64	0	33	163	200	-18.5
Stoney Creek City	46	54	34	22	25	116	0	0	105	192	-45.3
Ancaster City	132	103	0	0	32	48	6	0	170	151	12.6
Dundas Town	3	5	0	0	0	0	0	0	3	5	-40.0
Flamborough	19	79	6	4	16	0	2	0	43	83	-48.2
Glanbrook	116	112	0	12	111	43	0	0	227	167	35.9
City of Burlington	41	42	6	2	67	10	210	186	324	240	35.0
Grimsby	24	20	0	0	15	8	0	0	39	28	39.3
Brantford CMA	107	141	6	8	40	36	0	0	153	185	-17.3
Brant County	54	n/a	0	n/a	21	n/a	0	n/a	75	n/a	n/a
Brantford City	53	100	6	8	19	36	0	0	78	142	-45.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Hamilton CMA	86	47	0	0	0	0	0	0
City of Hamilton	49	47	0	0	0	0	0	0
Former Hamilton City	18	23	0	0	0	0	0	0
Stoney Creek City	0	5	0	0	0	0	0	0
Ancaster City	0	9	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	31	10	0	0	0	0	0	0
City of Burlington	25	0	0	0	0	0	0	0
Grimsby	12	0	0	0	0	0	0	0
Brantford CMA	7	6	0	0	0	0	0	0
Brant County	7	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	6	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	297	289	0	0	216	219	2	0
City of Hamilton	215	271	0	0	6	33	2	0
Former Hamilton City	31	64	0	0	0	33	0	0
Stoney Creek City	25	116	0	0	0	0	0	0
Ancaster City	32	48	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	2	0
Glanbrook	111	43	0	0	0	0	0	0
City of Burlington	67	10	0	0	210	186	0	0
Grimsby	15	8	0	0	0	0	0	0
Brantford CMA	40	36	0	0	0	0	0	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	36	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Hamilton CMA	116	149	69	15	0	0	185	164
City of Hamilton	88	146	41	15	0	0	129	161
Former Hamilton City	34	35	14	0	0	0	48	35
Stoney Creek City	5	31	0	0	0	0	5	31
Ancaster City	26	38	0	9	0	0	26	47
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	4	25	0	0	0	0	4	25
Glanbrook	18	17	27	6	0	0	45	23
City of Burlington	19	2	22	0	0	0	41	2
Grimsby	9	1	6	0	0	0	15	1
Brantford CMA	35	33	4	0	0	0	39	33
Brant County	11	n/a	4	n/a	0	n/a	15	n/a
Brantford City	24	26	0	0	0	0	24	26

Table 3.5: Completions by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	725	697	347	369	2	0	1,074	1,066
City of Hamilton	637	618	72	180	2	0	711	798
Former Hamilton City	149	160	14	40	0	0	163	200
Stoney Creek City	105	134	0	58	0	0	105	192
Ancaster City	168	102	2	49	0	0	170	151
Dundas Town	3	5	0	0	0	0	3	5
Flamborough	29	83	12	0	2	0	43	83
Glanbrook	183	134	44	33	0	0	227	167
City of Burlington	62	54	262	186	0	0	324	240
Grimsby	26	25	13	3	0	0	39	28
Brantford CMA	126	164	27	21	0	0	153	185
Brant County	57	n/a	18	n/a	0	n/a	75	n/a
Brantford City	69	121	9	21	0	0	78	142

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range

June 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
June 2014	7	9.5	12	16.2	16	21.6	10	13.5	29	39.2	74	453,500	492,565
June 2013	10	10.2	14	14.3	16	16.3	13	13.3	45	45.9	98	491,945	498,142
Year-to-date 2014	52	12.2	54	12.7	97	22.8	80	18.8	142	33.4	425	456,000	487,643
Year-to-date 2013	55	12.7	81	18.7	81	18.7	59	13.6	158	36.4	434	449,990	486,283
Former Hamilton City													
June 2014	2	7.4	6	22.2	9	33.3	4	14.8	6	22.2	27	422,100	433,973
June 2013	1	8.3	6	50.0	3	25.0	2	16.7	0	0.0	12	399,695	402,462
Year-to-date 2014	6	5.0	21	17.6	48	40.3	17	14.3	27	22.7	119	427,504	466,914
Year-to-date 2013	9	8.7	34	33.0	38	36.9	11	10.7	11	10.7	103	407,900	420,088
Stoney Creek City													
June 2014	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
June 2013	1	10.0	3	30.0	2	20.0	2	20.0	2	20.0	10	412,950	481,520
Year-to-date 2014	8	17.4	6	13.0	11	23.9	5	10.9	16	34.8	46	449,450	464,096
Year-to-date 2013	2	4.1	16	32.7	11	22.4	7	14.3	13	26.5	49	429,000	491,278
Ancaster City													
June 2014	0	0.0	4	16.0	2	8.0	4	16.0	15	60.0	25	540,853	597,838
June 2013	1	2.7	1	2.7	7	18.9	5	13.5	23	62.2	37	513,990	535,311
Year-to-date 2014	1	0.8	12	9.2	17	13.1	29	22.3	71	54.6	130	507,900	549,880
Year-to-date 2013	1	1.0	6	6.1	20	20.4	20	20.4	51	52.0	98	509,290	547,734
Dundas Town													
June 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Flamborough													
June 2014	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
June 2013	1	3.8	3	11.5	2	7.7	2	7.7	18	69.2	26	572,400	552,318
Year-to-date 2014	3	20.0	1	6.7	0	0.0	0	0.0	11	73.3	15	550,000	626,332
Year-to-date 2013	1	1.3	4	5.2	2	2.6	8	10.4	62	80.5	77	609,000	609,315
Glanbrook													
June 2014	5	35.7	1	7.1	2	14.3	2	14.3	4	28.6	14	425,490	413,760
June 2013	6	46.2	1	7.7	2	15.4	2	15.4	2	15.4	13	385,000	385,108
Year-to-date 2014	34	30.4	14	12.5	20	17.9	29	25.9	15	13.4	112	426,015	421,130
Year-to-date 2013	41	39.8	21	20.4	10	9.7	12	11.7	19	18.4	103	379,000	399,669
City of Burlington													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	1	2.6	0	0.0	0	0.0	37	97.4	38	724,990	1,348,470
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	2.3	42	97.7	43	630,000	1,057,046
Grimsby													
June 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2013	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2014	3	20.0	1	6.7	3	20.0	4	26.7	4	26.7	15	450,000	443,306
Year-to-date 2013	0	0.0	0	0.0	1	5.0	11	55.0	8	40.0	20	495,900	525,950

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2014	7	8.5	12	14.6	16	19.5	11	13.4	36	43.9	82	468,903	556,705
June 2013	10	9.3	14	13.0	16	14.8	16	14.8	52	48.1	108	498,000	506,339
Year-to-date 2014	55	11.5	56	11.7	100	20.9	84	17.6	183	38.3	478	468,403	554,685
Year-to-date 2013	55	11.1	81	16.3	82	16.5	71	14.3	208	41.9	497	475,000	537,261

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range

June 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
June 2014	1	12.5	1	12.5	1	12.5	0	0.0	5	62.5	8	--	--
June 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	5	9.1	5	9.1	5	9.1	8	14.5	32	58.2	55	550,000	542,050
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
June 2014	13	59.1	8	36.4	1	4.5	0	0.0	0	0.0	22	335,950	339,372
June 2013	11	61.1	5	27.8	1	5.6	1	5.6	0	0.0	18	309,000	308,972
Year-to-date 2014	34	56.7	22	36.7	3	5.0	0	0.0	1	1.7	60	343,450	338,304
Year-to-date 2013	66	65.3	19	18.8	6	5.9	9	8.9	1	1.0	101	335,000	334,288
Brantford CMA													
June 2014	14	46.7	9	30.0	2	6.7	0	0.0	5	16.7	30	352,495	392,206
June 2013	13	44.8	5	17.2	1	3.4	3	10.3	7	24.1	29	350,000	393,628
Year-to-date 2014	39	33.9	27	23.5	8	7.0	8	7.0	33	28.7	115	385,000	435,748
Year-to-date 2013	75	50.3	24	16.1	11	7.4	13	8.7	26	17.4	149	347,900	404,381

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**June 2014**

Submarket	June 2014	June 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	556,705	506,339	9.9	554,685	537,261	3.2
City of Hamilton	492,565	498,142	-1.1	487,643	486,283	0.3
Former Hamilton City	433,973	402,462	7.8	466,914	420,088	11.1
Stoney Creek City	--	481,520	n/a	464,096	491,278	-5.5
Ancaster City	597,838	535,311	11.7	549,880	547,734	0.4
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	552,318	n/a	626,332	609,315	2.8
Glanbrook	413,760	385,108	7.4	421,130	399,669	5.4
City of Burlington	--	--	n/a	1,348,470	1,057,046	27.6
Grimsby	--	--	n/a	443,306	525,950	-15.7
Brantford CMA	392,206	393,628	-0.4	435,748	404,381	7.8
Brant County	--	n/a	n/a	542,050	n/a	n/a
Brantford City	339,372	308,972	9.8	338,304	334,288	1.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
June 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,149	2,089	1,639	70.1	414,736	9.3	400,385
	May	1,605	4.2	1,229	2,309	1,709	71.9	406,007	-2.6	392,511
	June	1,525	16.1	1,220	2,077	1,721	70.9	409,195	4.8	399,917
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	Q2 2014	4,557	5.8		6,475			409,808	3.5	
	YTD 2013	7,061	-4.0		10,539			387,456	7.2	
	YTD 2014	7,436	5.3		10,861			406,164	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford

June 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	149	297	243	61.3	277,189	2.4	277,189
	May	218	-7.6	176	323	248	71.0	276,995	5.3	276,995
	June	244	-0.4	187	278	243	77.0	254,012	-3.0	254,012
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	694	18.2		1,056			265,040	5.3	
	Q2 2014	630	-9.2		898			268,145	1.2	
	YTD 2013	1,143	9.3		1,868			261,724	8.2	
	YTD 2014	998	-12.7		1,506			265,778	1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators

June 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79	110.3	125.9	384.3	6.4	64.6	936
	May	570	3.14	4.79	110.6	126.5	383.0	6.9	64.6	945
	June	570	3.14	4.79		126.9	383.4	7.2	64.9	947
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators

June 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79	118.4	125.9	67.7	7.0	66.5	829
	May	570	3.14	4.79	118.4	126.5	68.7	7.2	67.4	838
	June	570	3.14	4.79		126.9	68.7	6.7	67.0	848
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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